

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION JUNE 10, 2024

The Wrightstown Township Board of Supervisors met on Monday, June 10, 2024, in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. Chair Chester S. Pogonowski called the meeting to order at 5:00 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Terry Clemons, Township Engineer Cindy VanHise, Township Manager Stacey Mulholland and Zoning Officer Andre Hogan.

BUSINESS:

- A. 92 Thrush Lane Impervious Surface ZHB Application (TP 53-015-001).** Property owner Dino Lepore and Engineer Heath Dumack presented a variance application seeking relief from impervious surface limits to enable the construction of a larger driveway. This request would decrease the need for street parking and facilitate parking for seven vehicles on the property. Chair Pogonowski proposed authorizing Solicitor Clemons to send a letter to the Zoning Hearing Board stating that the Board took no position on the application. However, if the variance was granted, the Board recommended that any increase in the impervious surface exceeding the 18% allowed would be managed by a Best Management Practices stormwater facility. Treasurer Lloyd seconded the motion, which was approved unanimously.
- B. Revised Midland Road ZHB Application (TP 53-015-034-002).** Property owner Anatoliy Shalamov and Engineer Vincent Fioravanti presented a revised land development proposal specifically adjusting the prior driveway layout to reduce impervious surface, while still accommodating guest parking. The Board chose to take no position on the application to the Zoning Hearing Board. Solicitor Clemons was directed to notify the Zoning Hearing Board that the Board took no position on the application.
- C. 2272 Second Street Pike Waiver (TP 53-012-06-004).** Stephen McIntyre of Twinning Construction Company, Inc. requested a waiver from sprinkler requirements. In reviewing the request, the Board recognized that the applicant would install a compliant fire sprinkler system supplied by a 20,000-gallon water tank and an additional waiver of a land development requirement was needed. The Board approved the elimination of a 30,000-gallon rural water supply requirement acknowledging the presence of two local fire ponds servicing the area. g. The Board authorized Solicitor Clemons to draft a revised land development resolution to include this additional waiver.

SOLICITOR'S REPORT:

- A. Knox Box Draft Ordinance.** Solicitor Clemons presented an ordinance mandating the installation of Knox boxes in commercial properties within the Township. This ordinance would apply to both existing and new businesses. The Board reviewed, suggested an amendment, and approved advertising the proposed ordinance.
- B. Fire Code Ordinance.** Solicitor Clemons presented a proposed Fire Code Ordinance. After a lengthy discussion, the Board directed Manager Mulholland to organize a meeting with third-party consultant, Keystone Municipal Services, along with Township staff and the Solicitor to review the ordinance in more detail.

ENGINEER'S REPORT:

There was none.

SUPERVISORS' COMMENTS:

There were none.

MANAGER'S REPORT:

- A. Payrates for Non-Uniform Employees, Resolution #2024-15.** Manager Mulholland recommended the promotion of Dave James from Interim Public Works Foreman to Public Works Foreman. Resolution #2024-15 detailed the promotion and the corresponding pay scale. Treasurer Lloyd made a motion to approve the promotion, which was seconded by Vice Chair Magne. The motion was approved unanimously.
- B. Updated Emergency Operations Plan Review.** Manager Mulholland presented a proposed updated Emergency Operations Plan. It will be included on the agenda for the next meeting.
- C. Jointure Comprehensive Plan Cover.** There was discussion of the feedback on the Jointure Comprehensive Plan cover page. For the Wrightstown photo, Manager Mulholland will contact the property owner to obtain permission to photograph an updated version of the residence.
- D. Recycling Grant Review.** Manager Mulholland proposed collaborating with Hough Associates to secure a Performance Recycling Grant for the year 2023. The Board discussed the potential transition from Gilmore and Associates, who did the work for 2022, to Hough Associates. Vice Chair Magne moved to contract Hough Associates for the next recycling grant application, which was seconded by Treasurer Lloyd. The motion was approved unanimously.
- E. BCPC Blight Review.** Manager Mulholland announced that the Bucks County Planning Commission has conducted a Blight Review to determine which parcels should be included in the Brownfield Inventory. The Board requested that the Manager seek clarification on which specific Wrightstown parcels are being considered.
- F. Auditors Pay Review.** Manager Mulholland announced that the State Legislature has increased the hourly rate for Township Auditors from \$10.00/hour to \$18.00/hour. Elected Auditors would not be eligible to receive the increase until their next term. A proposed resolution implementing a change will be considered at the next meeting.
- G. Approval of Minutes.** On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board of Supervisors minutes of June 3, 2024, with edits, were approved.

EXECUTIVE SESSION:

There was none.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Stacey Mulholland, Manager